

Record and Return to:
Garcia & Bradley, P.C.
162 Grady Avenue
Fayetteville, GA 30214

Deed Book 50601 Pg 348
Filed and Recorded Nov-17-2011 05:00pm
2011-0313676
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Quitclaim Deed

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 16th day of **November, 2011**, between of the County of FULTON, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **RONALD W. CHANCE and EVA CHRISTINA SEARLES**, of the County of FULTON, and the State of Georgia, as party or parties of the second part, **RONALD W. CHANCE** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee,

14th District Land Lot 78

Sec/GMD District Land Lot Subdivision Unit Block Lot Comment 14 0078 PEACHTREE TOWERS CND0 24H. 300 PEACHTREE STREET NE, ATLANTA, GA 30308.

SUBJECT to restrictive covenants and general utility easements of records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Nick Garcia

Witness

Ronald W. Chance

RONALD W. CHANCE [Seal]

Bradley

Witness

Eva Christina Searles

EVA CHRISTINA SEARLES [Seal]

Linda Ross

Notary Public

